

SHOPPING CENTRE PROPERTY / CLASS A1

Unit S13b-e, 1a-7 Risman Place Washington Square , Workington CA14 3DU

**Rent: On application****Ground Floor Area**

7,988 Sq ft / 742 Sq M

**UNDER
OFFER****Viewing Strictly through the sole letting agent.****Barker Proudlove**

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Subject to vacant possession**Location:**

Washington Square Shopping Centre dominates the prime retail offering in Workington town centre and provides approximately 263,000 sq ft of open pedestrianised retail space with 60 retail units.

Key retailers including Next, Home Bargains, Poundland, River Island and New Look.

The centre also benefits from a 427 space multi-storey car park.

Demise:	Sq Ft	Sq M
Ground Floor	7,988	742
First Floor	5,340	496

Rent:

On Application

Tenure:

The unit is available by way of new 10 year effectively full repairing and insuring lease subject to 5 year upward only rent reviews.

Business Rates:

The premises currently has a rateable value of £144,000. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

Service Charge:

Available on request.

EPC:

Energy Performance Asset Rating - Available on request

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

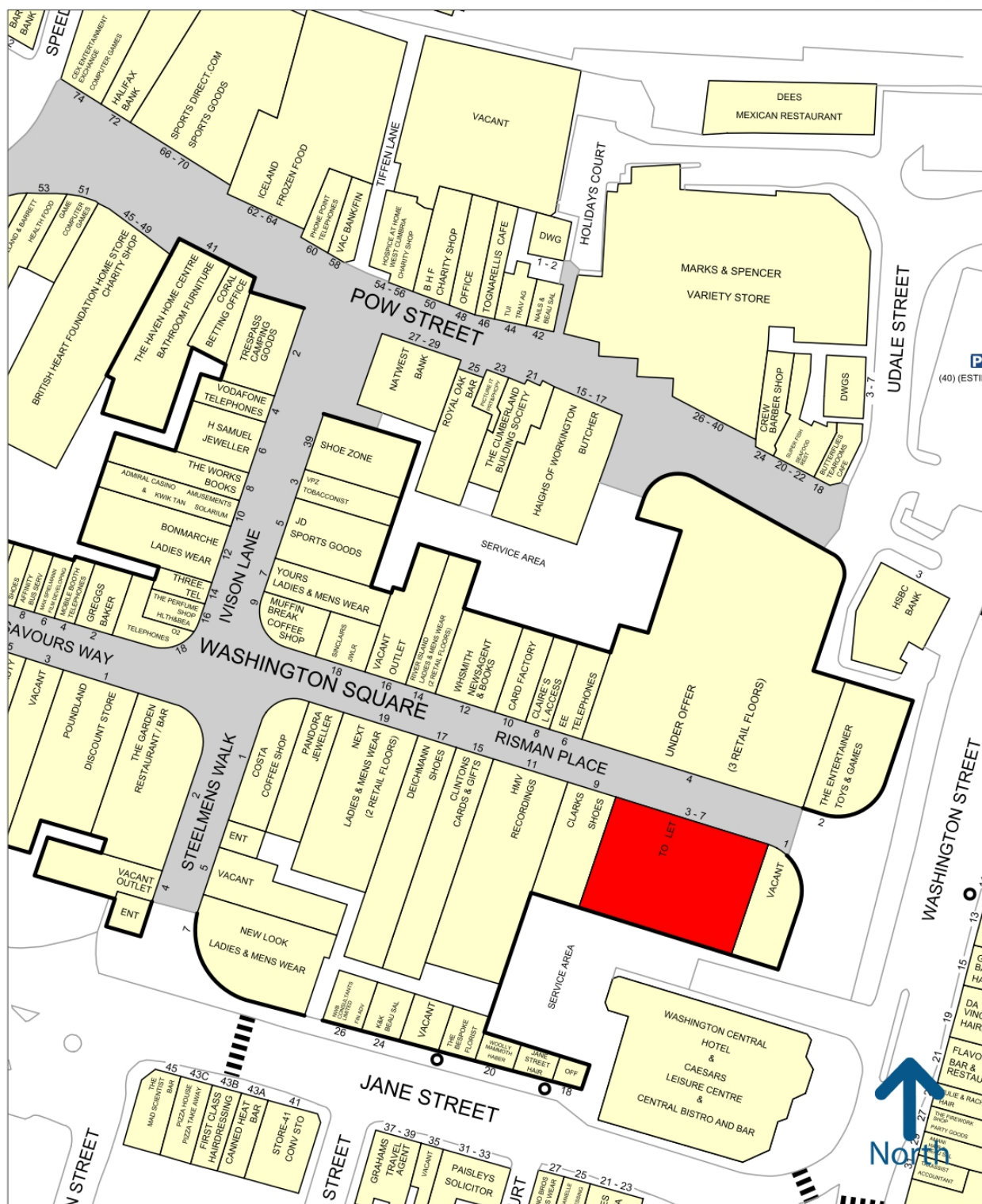
May 2021

Subject to Contract

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Workington



Experian Goad Plan Created: 19/05/2021
Created By: Barker Proudlove Ltd

50 metres